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Board of Supervisors Hearing Date: April 28, 2009

Case Summary: Project No. PM063010-(5) – Tentative Parcel Map No. 063010, Variance Case No. 2007-00011-(5) and Conditional Use Permit Case No. 2005-00151-(5)

Project Applicant: Alex Rogic

RPC Hearing Date: May 21, 2008
RPC Denial Date: June 18, 2008
Board Hearing Date: October 28, 2008 (continued to January 27, 2009)
Board Hearing Date: January 27, 2009 (continued to April 28, 2009)

Synopsis

On May 21, 2008, the Los Angeles County Regional Planning Commission (“Commission”) held a public hearing on Tentative Parcel Map No. 063010, Variance Case No. 2007-00011-(5) and Conditional Use Permit Case No. 2005-00151-(5). At the hearing, the Commission indicated its intent to deny the project, and, subsequently, took its final action on June 18, 2008, denying the project. The denied project proposed a division of land to create three single-family parcels (including one flag lot) on 0.73 gross acres.

The Commission’s decision was appealed to the Board by the owner of the subject property, Mr. Alex Rogic, and a public hearing was held on October 28, 2008. Testimony was heard regarding the following concerns:

- The project does not comply with the Conditions, Covenants and Restrictions of the original Tract Map No. 29172, which created the subject parcel of land and surrounding residential parcels
- The project is not technically stable as proposed on the “steep” hillside
- The project requires excessive grading of the existing hillside
- The design of the two new proposed residences is not compatible with the “floor plan” of the homes built with the original tract
- The project is inconsistent with the character of the community

The project is located at 2716 Willowhaven Drive, in the La Crescenta Zoned District and unincorporated community of La Crescenta-Montrose, within the Fifth Supervisorial District.

Board Direction

During the October 28, 2008 Board meeting, after hearing all testimony, the Board continued the public hearing to January 27, 2009, and directed Mr. Rogic to make the following changes to the project:

- Reduce the subdivision proposal to two single-family parcels
- Limit the residential structure to a maximum of two stories
- Limit the building height to a maximum of 25 feet
- Provide a minimum front yard setback distance of 15 feet

During the January 27, 2009 Board meeting, the Board continued the case until April 28, 2009 to allow the applicant additional time to redesign the project according to the Board's direction indicated above.

Revised Project Description

On March 2, 2009, a revised project design was reviewed by the Los Angeles County Subdivision Committee ("Committee"). The revised design depicts two single-family parcels, with one new proposed two-story residence, 25 feet in height from the finished grade, and a front yard setback distance of 15 feet. The revised design meets all four criteria directed by your Board at the October 28, 2008 public hearing.

Since the project has been reduced from three to two single-family parcels, no CUP (for density within an urban hillside management area) or Variance (for less than the required lot area in the R-10,000 zone) is required. The project does not exceed the midpoint density threshold of two dwelling units for urban hillside management; therefore, an urban hillside management CUP is not required. Regarding the Variance and minimum lot area, the project is able to meet the existing R-1-10,000 zoning requirement of at least 10,000 square feet of net lot area for each proposed parcel. As the CUP and Variance are no longer required, only the tentative parcel map application is before your Board for consideration.

The Los Angeles County Departments of Regional Planning, Fire, Parks and Recreation, and Public Health have cleared the revised project design for public hearing. Public Works asked that the driveway design be modified so that adequate line of sight distance from the end of the driveway to the existing street could be provided, and an exhibit was submitted and circulated addressing Public Works' concerns regarding the driveway design. On April 13, 2009, all Committee Departments issued updated reports clearing the revised project with modified driveway design, including Public Works.

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Staff Recommendation

Staff is recommending approval of the revised project design.

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4/23/09